

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
June 4, 2014**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 7:32 p.m. Secretary Bernita Berger took roll call as follows:

Paul Lorey, President	-Present	Randy Mehringer	-Present
Jim Schroeder, Vice President	-Present	Cindy Recker	-Present
Bernita Berger, Secretary	-Present	Meredith Voegerl	-Present
Nick Brames	-Present	Chad Hurm, City Eng.	-Present
Dan Buck	-Absent	Darla Blazey, Director of Community Development/Planning	-Present
Pat Lottes	-Present	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Present		

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the May 7, 2014 regular meeting were reviewed. Cindy Laake made a motion to approve the minutes as mailed. Secretary Berger seconded it. Motion carried 10-0.

STATEMENT

President Lorey read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of KAKB, LLC for secondary approval of the proposed plat of Evans Brook, a subdivision in the City of Jasper, Dubois County, Indiana, and approval of all proposed necessary street and utility improvements associated with said subdivision. A modification to the proposed plat will be requested in regard to Section 17.04.080(1) of the Subdivision Control Ordinance for a request of a ten-foot minimum easement width along portions of the exterior boundary of the plat with said subdivision.

Pat Lottes made a motion to table the public hearing. Nick Brames seconded it. Motion carried 10-0.

Petition of Kimball International, Inc., for secondary approval of the proposed plat “A Replat of Lots 1A, 2B and 2C of a Replat of Lot Two of Kimball Industrial Park and A Replat of Lot 1A of the Second Replat of Lot One of Kimball Industrial Park”

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Kimball International, Inc. to request secondary approval of a proposed replat located east of Power Drive, north of HRJ Lane, west of U.S. Highway 231 and south of 12th Avenue. The replat consists of three lots in Kimball Industrial Park. Jasper Engine Exchange is purchasing the proposed property bordering Power Drive from Kimball International, with plans to move part of its production to the new location.

There were no changes to the plat since primary approval was granted. Hearing no remonstrators, Kevin Manley made a motion to close the public hearing. Vice President Jim Schroeder seconded it. Motion carried 10-0.

Vice President Schroeder made a motion to grant secondary approval of a Replat of Lots 1A, 2B and 2C of a Replat of Lot Two of Kimball Industrial Park and a Replat of Lot 1A of the Second Replat of Lot One of Kimball Industrial Park. Kevin Manley seconded it. Motion carried 10-0.

NEW BUSINESS

Petition of KAKB, LLC and The Buschkoetter Land Trust for primary approval of a proposed plat, Evans Brook Estates, a subdivision in the City of Jasper, Dubois County, Indiana, and all proposed necessary street and sewer profiles thereof. A modification to the Subdivision Control Ordinance will be requested in regards to Section 17.04.050(4) for a request of a cul-de-sac street length of 815 feet and Section 17.04.080(1) for a request of a ten (10) foot minimum easement width along portions of the exterior boundary of the plat with said subdivision.

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of KAKB LLC to request primary approval of a proposed plat, Evans Brook Estates. Ken Brosmer, a member of KAKB LLC was also present.

A site plan was displayed showing the subdivision to be located from Kluemper Road to west of Westlin Drive between Hannah Lane and West Fifth Street. Plans are to develop the proposed subdivision in three phases and eventually have a cul-de-sac at the east and west ends of the road that would split through the middle of the subdivision. The road would connect to Prince Street on the north and, in future phases, to Sunshine and Westlin Drives on the south.

At the April meeting, Mr. Eckerle (and Mr. Brosmer) proposed Evans Brook Subdivision to be located west of Kluemper Road between Hannah and West Fifth Street and include a road running through the middle of the subdivision that connected to Kluemper Road. At that time, residents living north and south of where the street would connect to Kluemper Road expressed concerns about water drainage in that area being altered to the point that additional runoff would pool on their properties. Residents along West Fifth Street said they were concerned about the

increased traffic that could come to their street. Evans Brook Subdivision received primary approval, contingent upon solving the drainage issues before secondary approval is granted.

Mr. Brosmer explained that the new proposed plat does not connect the subdivision's road to Kluemper due to the water drainage issues discussed with the original proposal. After hearing this, several neighbors had concerns of the above mentioned roads to be used as access points for the new subdivision instead of Kluemper Road.

Several surrounding property owners voiced concerns that the new proposal would bring more traffic through their neighborhood, Deer Creek Park, which is currently a quiet subdivision with no thru traffic. The other main concern was on the topic of drainage.

Following more discussion, Kevin Manley suggested that the proposed subdivision be tabled and the flooding issues be addressed so the new subdivision can access off of Kluemper Road. The board agreed.

Kevin Manley made a motion to table the public hearing for primary approval of Evans Brook Estates. It was seconded by Pat Lottes. The motion carried 10-0.

Zoning and Subdivision Control Ordinances Update

Community Development and Planning Director Darla Blazey invited everyone to attend the next scheduled Steering Committee meeting which will be held on June 19th from 3pm-7pm at City Hall. The topic is "Subdivisions."

ADJOURNMENT

With no further discussion, Kevin Manley made a motion to adjourn the meeting, seconded by Meredith Voegerl. Motion carried 10-0, and the meeting was adjourned at 9:00 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary